

Recorded: 11/5/2024 at 3:39:22.0 PM  
County Recording Fee: \$27.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$30.00  
Revenue Tax: \$728.80  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2024 PG: 2786



**TRUSTEE WARRANTY DEED**  
THE IOWA STATE BAR ASSOCIATION  
Official Form No. 107  
**Recorder's Cover Sheet**

**Preparer Information:** (Name, address and phone number)

Thomas J. Hanson, 401 East Main Street, Manchester, IA 52057, Phone: (563) 927-5920

**Taxpayer Information:** (Name and complete address)

Jay P. and Marilyn M. O'Connell, 2462 210th Street, Earlville, IA 52041

**Return Document To:** (Name and complete address)

Jay P. and Marilyn M. O'Connell, 2462 210th Street, Earlville, IA 52041

**Grantors:**

William J. Monaghan Revocable  
Trust Agreement

**Grantees:**

Jay P. O'Connell  
Marilyn M. O'Connell

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



**TRUSTEE WARRANTY DEED  
(INTER-VIVOS TRUST)**

For the consideration of \$456,000.00 Dollar(s) and other valuable consideration, William J. Monaghan

(Trustee) (~~Co-Trustee~~)  
of the William J. Monaghan Revocable Trust Agreement dated September 15, 2016

does hereby convey to Jay P. O'Connell and Marilyn M. O'Connell, husband and wife, as joint tenants with full rights of survivorship, and not as tenants in common the following described real estate in Delaware County, Iowa: The Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) of Section Thirty (32), and the North one-half (N½) of the Northwest Quarter (NW¼) of Section Thirty Three (33), Township Eighty Nine (89) North, Range Four (4), West of the Fifth P.M., except that part conveyed to the State of Iowa by Warranty Deed recorded in Book 62 L.D., Page 250.

This deed is given in fulfillment of a recorded Real Estate Contract between the parties dated March 8, 2017 and recorded in Book 2017, Page 676 of the records of the Delaware County Recorder.

The grantor hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and grantor covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.

The grantor further warrants to the grantees all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the grantor the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by the trustee to the grantees is effective and rightful; and that the trustee knows of no facts or legal claims which might impair the validity of the trust or the validity of the transfer.

Words and phrases herein, including the acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated March 8, 2017

\_\_\_\_\_

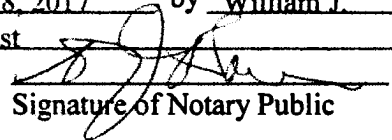
William J. Monaghan  
William J. Monaghan  
As (Trustee) (~~Co-Trustee~~) of  
the above-entitled trust

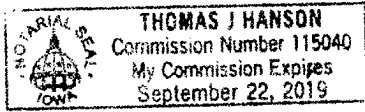
\_\_\_\_\_

As (Trustee) (Co-Trustee) of  
the above-entitled trust

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on March 8, 2017 by William J. Monaghan as Trustee of the William J. Monaghan Revocable Trust

  
Signature of Notary Public



STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_

This record was acknowledged before me on \_\_\_\_\_, by \_\_\_\_\_

\_\_\_\_\_  
Signature of Notary Public

**Acknowledgement for Corporate Trustee**

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_

This record was acknowledged before me on \_\_\_\_\_, by \_\_\_\_\_

as \_\_\_\_\_  
of \_\_\_\_\_

As (Trustee) (Co-Trustee) of the above entitled trust.

\_\_\_\_\_  
Signature of Notary Public

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_

This record was acknowledged before me on \_\_\_\_\_, by \_\_\_\_\_

as \_\_\_\_\_  
of \_\_\_\_\_

As (Trustee) (Co-Trustee) of the above entitled trust.

\_\_\_\_\_  
Signature of Notary Public